



Seritage Master Plan & Development Agreement

City Council Study Session
January 23, 2018



City of Redmond
WASHINGTON

Tonight's Agenda

- Goals for Tonight
 - Familiarize The Council With
 - Summary of Project
 - Type V Permit Process
 - Overlake
 - Goals, Vision, Policies, & Studies
 - Public Outreach
 - Next Steps

Seritage Master Plan & Development Agreement (DA)

WHERE?

- 2200 148TH AVE NE “The Sears Site”
- 13 Acre Site
- Overlake Neighborhood
- OV3 Zone
- Original Building Built in 1971

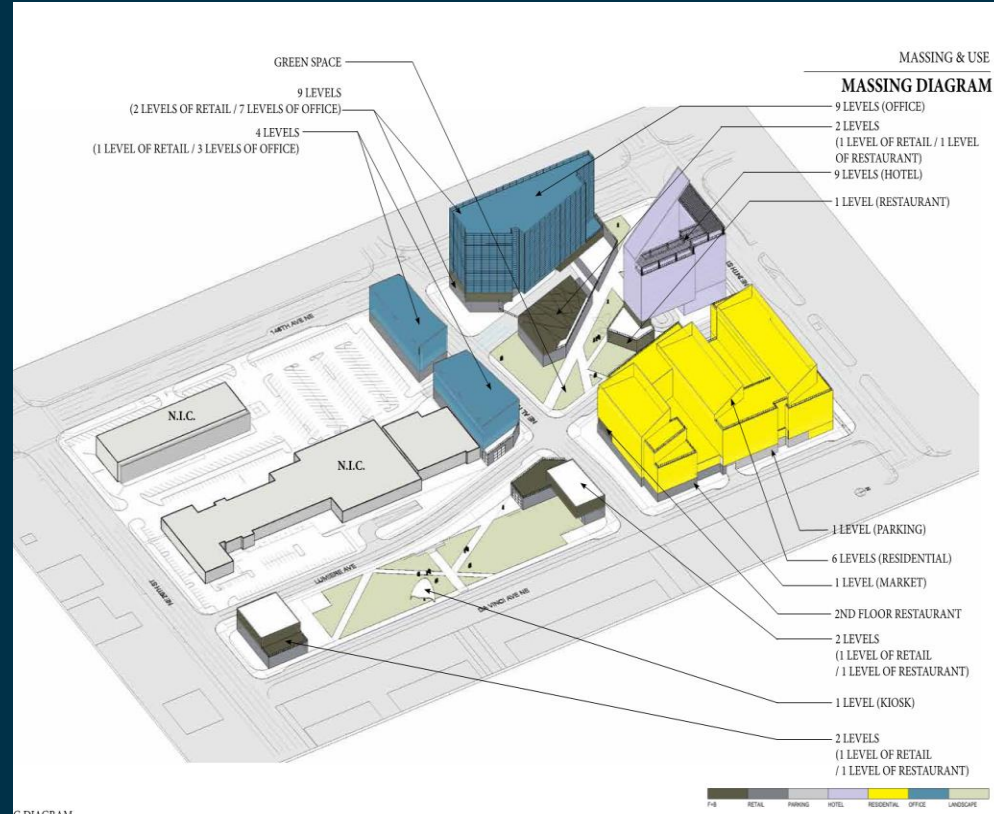




Seritage Master Plan & DA

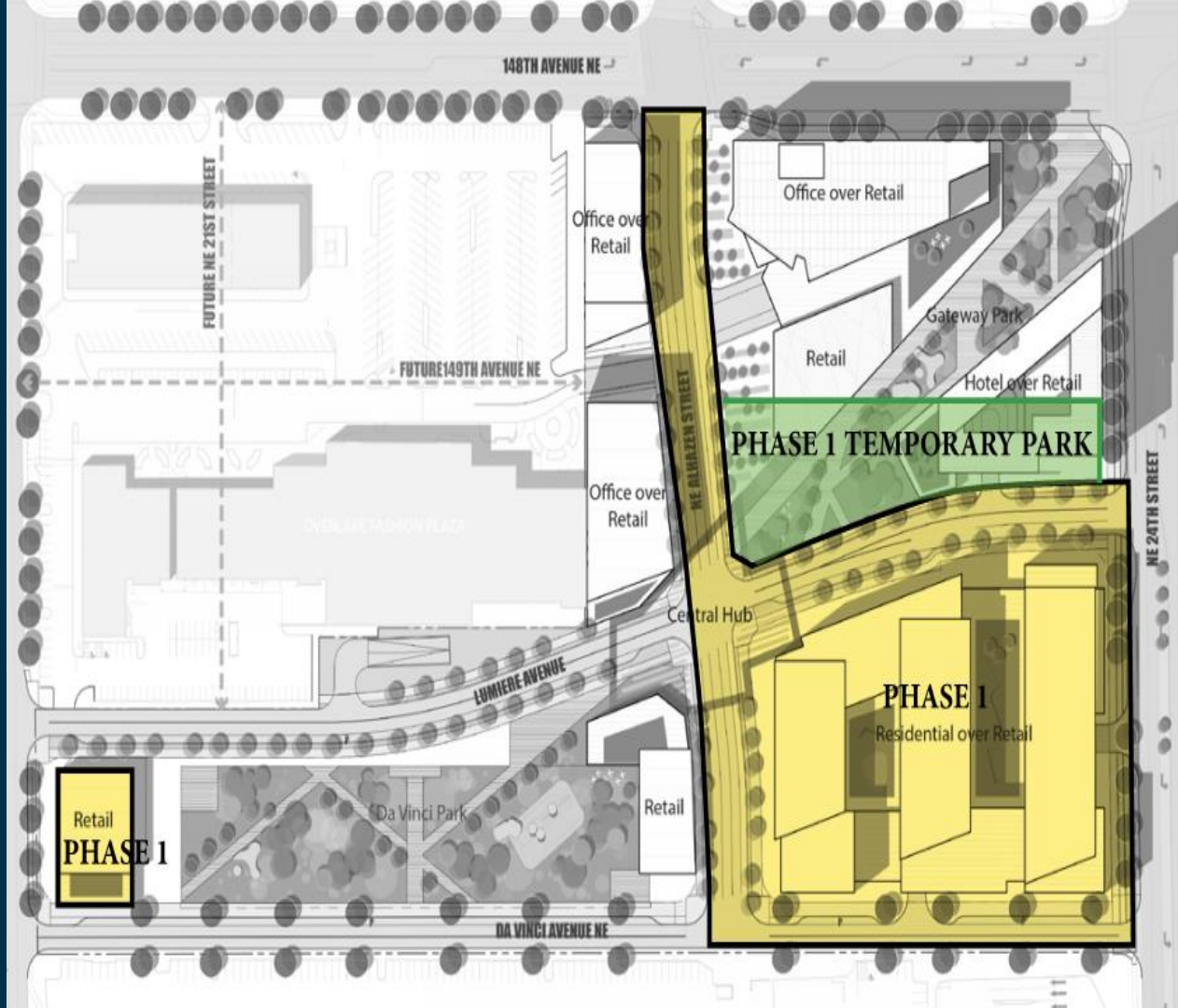
Project Details:

- Phased Construction
- Multi-Family Units: 500
- Hotel Rooms: 210
- Street Level Retail: 100,100 sqft
- Market/Food Retail: 23,000 sqft
- Office Space: 266,800 sqft
- Restaurant Space: 62,700 sqft
- Underground Parking Stalls: 2,245
- Parks/Open Space: 2.1 Acres



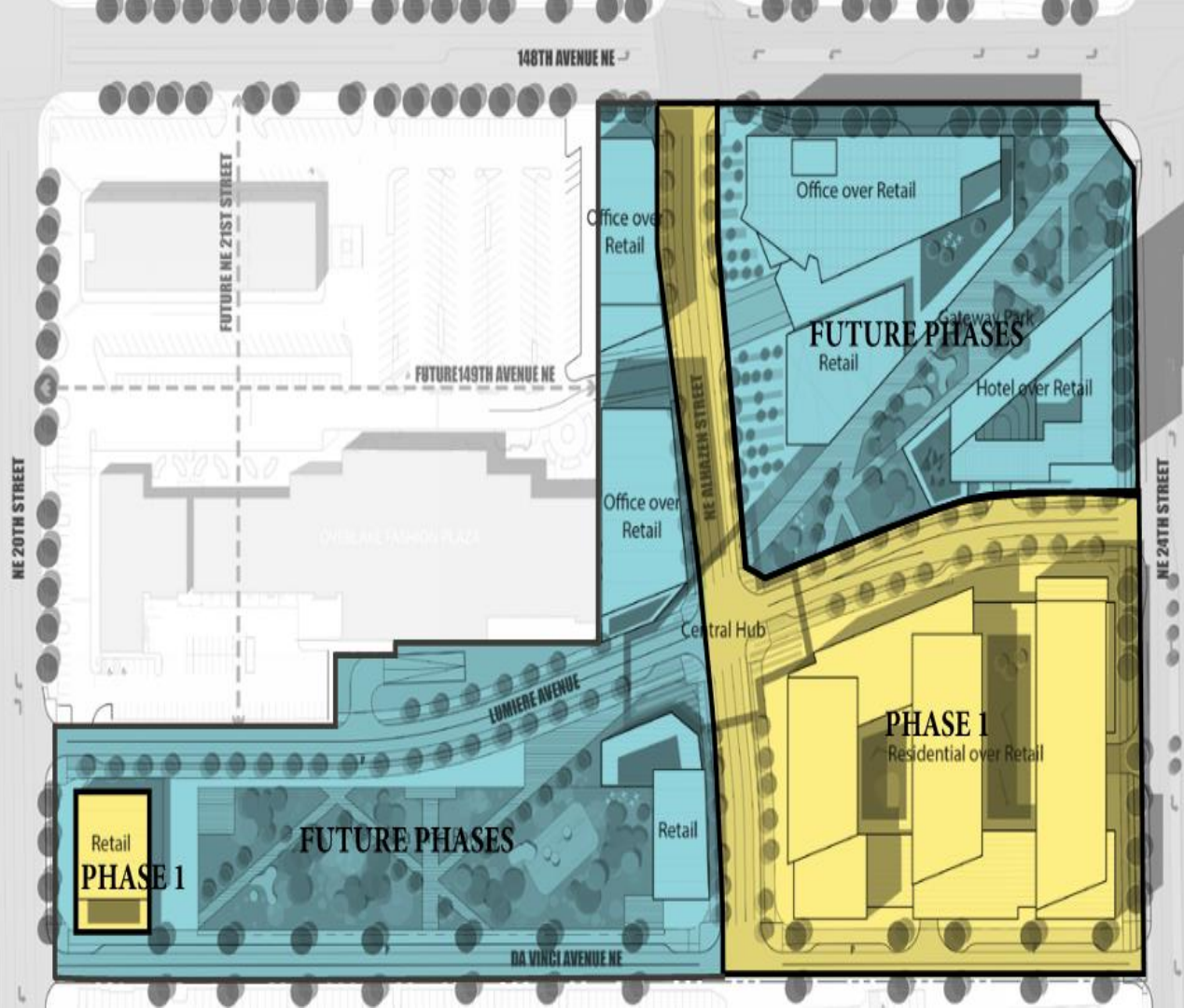
Phase 1:

- Residential/Retail
- Retail Building On South
- Temp Park
- Al Hazen St
- Lumiere N. of Al Hazen
- Da Vinci N. of Al Hazen



Future Phase(s)

- Hotel
- Retail Pads
- Gateway Park
- Da Vinci Park
- Lumiere S. of Al Hazen
- Da Vinci S. of Al Hazen





Permit Process

- Project Requires a Type V Permit
- 3 Acres in Size Require Master Plan
 - All Master Plans require Development Agreement
 - Development Agreement Requires Type V Permit
- Technical Review & Tech Committee Recommendation
 - Council May Conduct Study Sessions During Review & After Recommendation
- SEPA Determination Issued
- Council Conducts Public Hearing
- Council Renders Decision
- Appealable to King County Superior Court



You Are Here



Master Plan

- What Does It Do?
 - Usually Reserved For Larger Parcels
 - Benefits From Long Term Planning Because of Complex Site Issues
 - Separate Approval From Site Plan Entitlement
 - Sets Long Term Conditions That Offer Certainty for Applicants & City

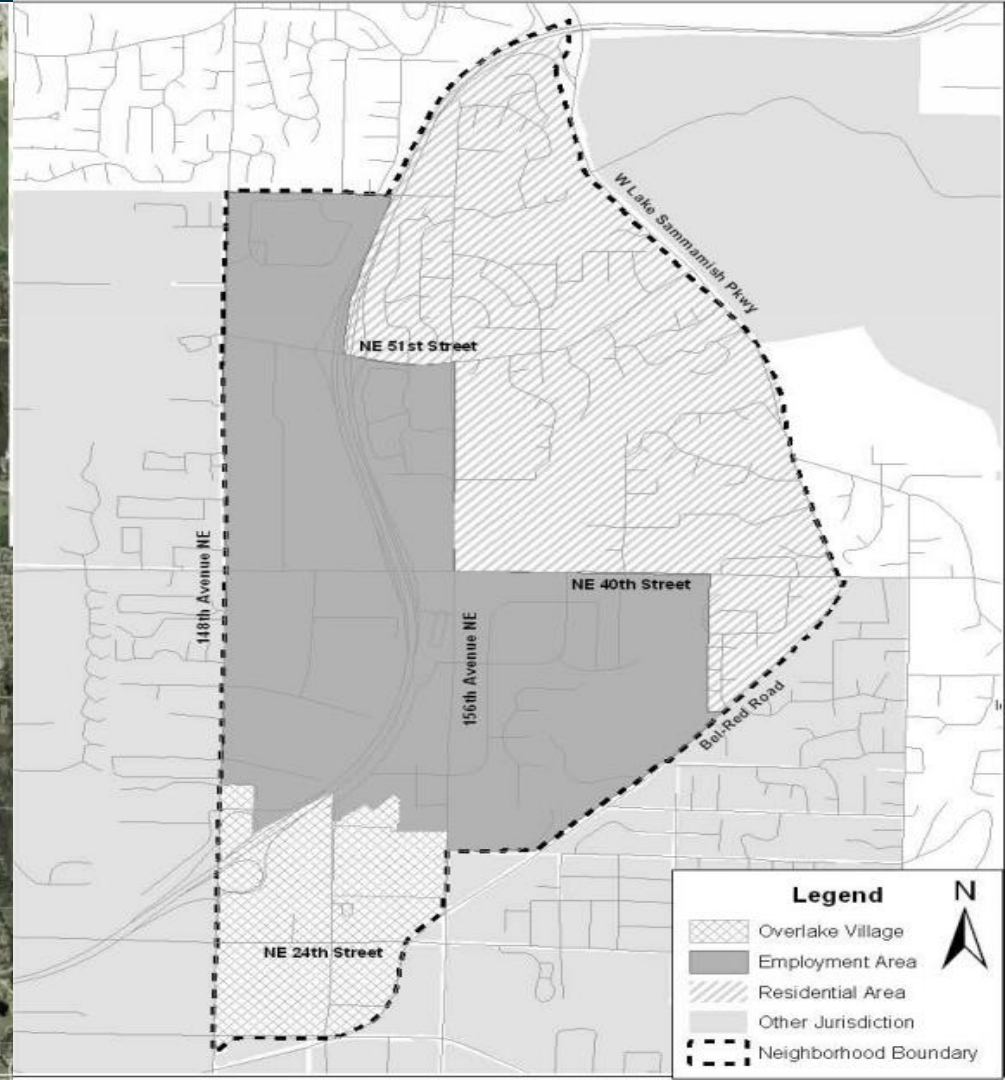
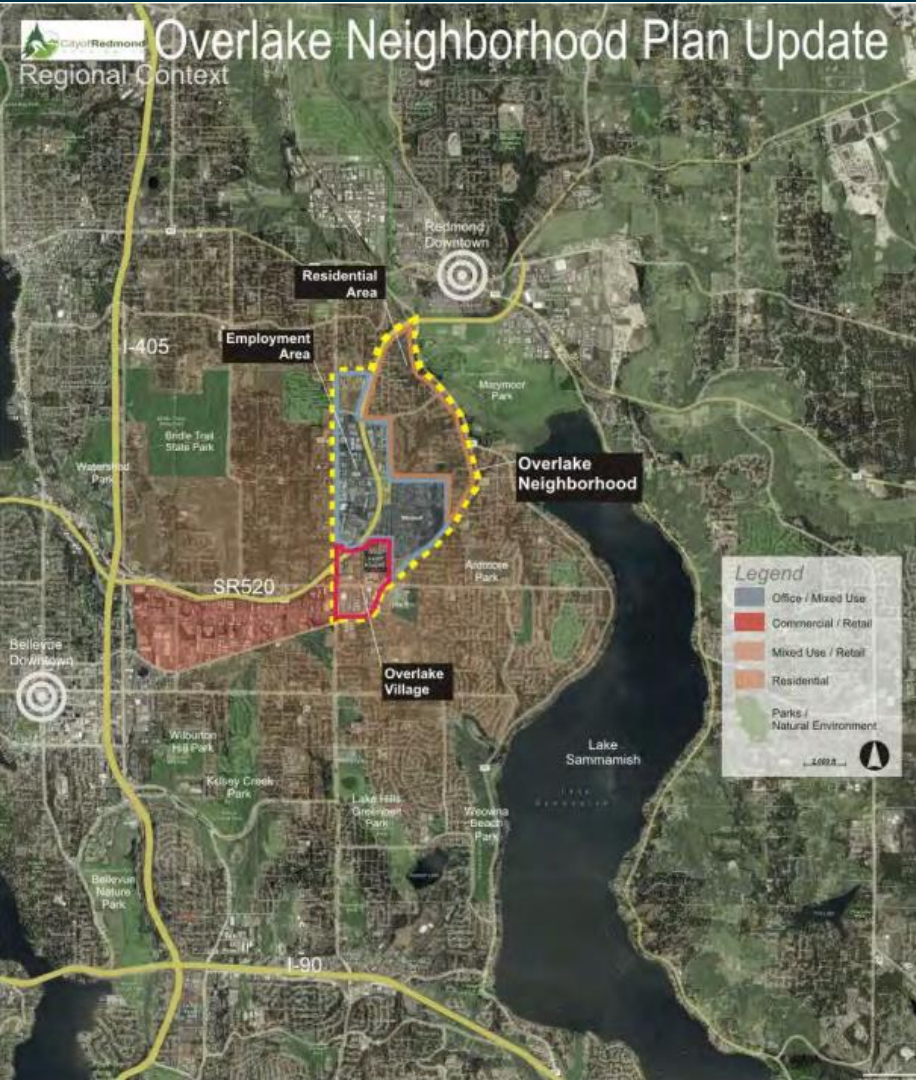
Development Agreement

- What Does It Do?
 - A contract between the City & Developer
 - Details Obligations of Both Parties
 - Specifies Standards & Conditions That Governs Development
 - A Vesting Tool for Development Regulations
 - 20 Year Maximum
 - Must Provide A Public Benefit
 - i.e. Parks, Infrastructure, Public Facilities



Overlake Neighborhood Plan Update

Regional Context



Overlake Goals & Vision

- Two Major Growth Hubs/Urban Areas: Downtown & Overlake
- Overlake Vision Per Comprehensive Plan
 - Mix of Residential & Commercial
 - Support Regional Employment Base
 - Sustainable Urban Setting
 - Live, Work, Shop, & Recreate
- Overlake IS an Urban Area & Environment
 - Residential & Commercial Density
 - Multi-Modal Transportation
 - To Be Designed W/ Thoughtful Design, Open Spaces, and Landscaping

Comprehensive Plan Policies

- **OV-7** Promote mixes of residential and commercial uses located either in a mixed-use building or among single-use buildings on a mixed-use site where appropriate.
- **OV-20** Recognize the urban park and open space system in Overlake Village as the neighborhood's highest-priority park and recreation need. Achieve the park and open space system through a strategy of City investment together with encouraging future development to include plazas, artwork, and other recreation opportunities that augment and enhance public park infrastructure.

Comprehensive Plan Policies

OV-42

Encourage redevelopment of Overlake Village in order to enhance the attractiveness and functionality of this area as a place to live, work, shop and recreate. Implement requirements for new developments to incorporate housing to support land use, environmental and transportation goals for Overlake.

OV-46

Allow those uses that are compatible with a mixed-use urban environment and that promote Overlake Village as an appealing place to live, work, and shop. Periodically review the allowed uses to ensure that the code is updated to provide for new emerging uses.

Overlake Studies

- Overlake Neighborhood Plan & SEPA EIS (1999)
 - State Environmental Policy Act (SEPA) Environmental Impact Statement (EIS)
 - Adopted in 1999
 - Framework To Address Impacts of Urban Development
- Final Supplemental Environmental Impact Statement (FSEIS)
 - Supplements the 1999 EIS
 - Issued August 2007
 - Reviewed Impacts To Overlake Based on Expanded Development Assumptions To The Year 2030
 - Further Define & Guide Growth

2007 Supplemental / 2011 Addendum

- Supplements to EIS (2007)
 - Provides More Information To An EIS That May Change The Analysis of Original Impact Statement
- Evaluated Impacts of:
 - Mixed Use
 - Higher Densities
 - Mid-Rise Buildings
- 2011 Addendum
 - Evaluated impacts to schools in relation to denser multi-family units
 - Addendums Used To Provide Additional Information/Analysis That Does Not Substantially Change The Analysis of Significant Impacts & Alternatives

**Table 1-1:
Summary of Overlake Neighborhood Plan Update Alternatives**

	No Action Alternative	Action Alternative
Overlake Village	<ul style="list-style-type: none"> Likely redevelopment occurs; development is suburban in form No real neighborhood core, few amenities to attract residents Potentially some privately developed open spaces 	<ul style="list-style-type: none"> Most sites redevelop 152nd Avenue NE develops as a lively urban street that attracts pedestrians to multiple activities Developments are integrated and create a true urban residential/ mixed use neighborhood Park and open space system with larger City developed open space “anchors”
Employment Area	<ul style="list-style-type: none"> Properties redevelop up to current zoning limits Small amount of multi-family residential development (along NE 40th Street) 	<ul style="list-style-type: none"> Larger increase in employment to maintain/enhance Overlake’s economic role More multi-family residential development (along NE 40th and NE 51st Streets)
Residential Area	<ul style="list-style-type: none"> Continued infill on remaining vacant or underutilized lots 	<ul style="list-style-type: none"> Continued infill on remaining vacant or underutilized lots
Transportation	<ul style="list-style-type: none"> Invest in critical projects identified in the City’s Transportation Master Plan Continue current Transportation Demand Management and parking management strategies 	<ul style="list-style-type: none"> Invest in significant transportation improvements and programs, including pedestrian and bicycle, transit, roadway, and transportation demand management and parking management
Light Rail Transit	No stations	2 stations
2030 Totals		
Multi-Family (# of dwellings)	3,890	7,383

	No Action Alternative	Action Alternative
Single Family (# of dwellings)	1,365	1,365
Office, Retail & Industrial (sq. ft.)	16.4 million	19.97 million

2007 FSEIS Summary

Public Outreach

- 500' Notification Per RZC
- Posting At Site, City Hall, & Library
- Neighborhood Meetings
 - Two Neighborhood Meetings Aug.2017 & Nov.2017
 - Future Neighborhood Meeting to Be Announced
- Online Project Page & Records
 - www.redmond.gov/seritage
 - All pertinent documents

Next Steps For Council

- Future Study Session(s)
 - To Review Land Use & Transportation
 - Potential 3rd Study Session If Necessary
- Public Hearing
- Decision

- For Tonight: Any questions?





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